



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

October 7, 2020

Mel Barr
Barr Associates LLC
25 Sylvan Road South, Suite P
Westport, CT 06880

RE: CASE # ZBA-20-00405
ADDRESS: 10 Bradley Street
OWNER OF PROPERTY: Thomas Dippel & Anne Nolte

Dear Mr. Barr,

This is to certify that at the work session of the Zoning Board of Appeals held on October 6, 2020, the Board voted 5-0 {Ezzes, Wong, Wistreich, Hood, Newman} and the following resolution was adopted:

RESOLVED: The application of Mel Barr, Barr Associates LLC for the property located at 10 Bradley Street and owned by Thomas Dippel & Anne Nolte for variance of the Zoning Regulations: §32-8.3.2 (Slopes shall not exceed five (5) horizontal to one (1) vertical (20%)) and §32-8.2.3 (No portion of any lot shall be filled or excavated to a height or depth greater than ten (10) feet above or below the existing natural grade) to retain existing grading and retaining walls within 5' of the property line and exceeding a ratio of 0.2 relative to the distance from the property line, located in Residence A district, PID#D03060000, **is hereby GRANTED.**

The Zoning Board of Appeals found the following unique and specific hardship from the application of the regulations to the subject property:

- Public Safety
- Corner Lot
- Non-conforming Lot
- FEMA Conformance

The above has been **GRANTED** in accordance with the plans submitted with the application (As-Built Plot Plan by Leonard Surveyors LLC revised 6/10/2020). Said plans are stamped "APPROVED" by the Zoning Board of Appeals on October 6, 2020.

Effective Date: Contingent upon applicant filing this resolution with the Town Clerk.

Prior to the issuance of a zoning permit this variance must be filed with the Town Clerk.

Subsequent to recording the variance with the Town Clerk, you will need to submit an application for review by the P&Z Commission or their designee and if approved, obtain a Zoning Permit. You may also require a Building Permit, and you should contact the Building Department at 203-341-5025 for further information.

Yours Truly,

A handwritten signature in black ink, appearing to read "Jim Ezzes", followed by the initials "AT" in a smaller, handwritten font.

James Ezzes, Chairman
Westport Zoning Board of Appeals

JE/AT
Certified Mail: RRR
Enc.